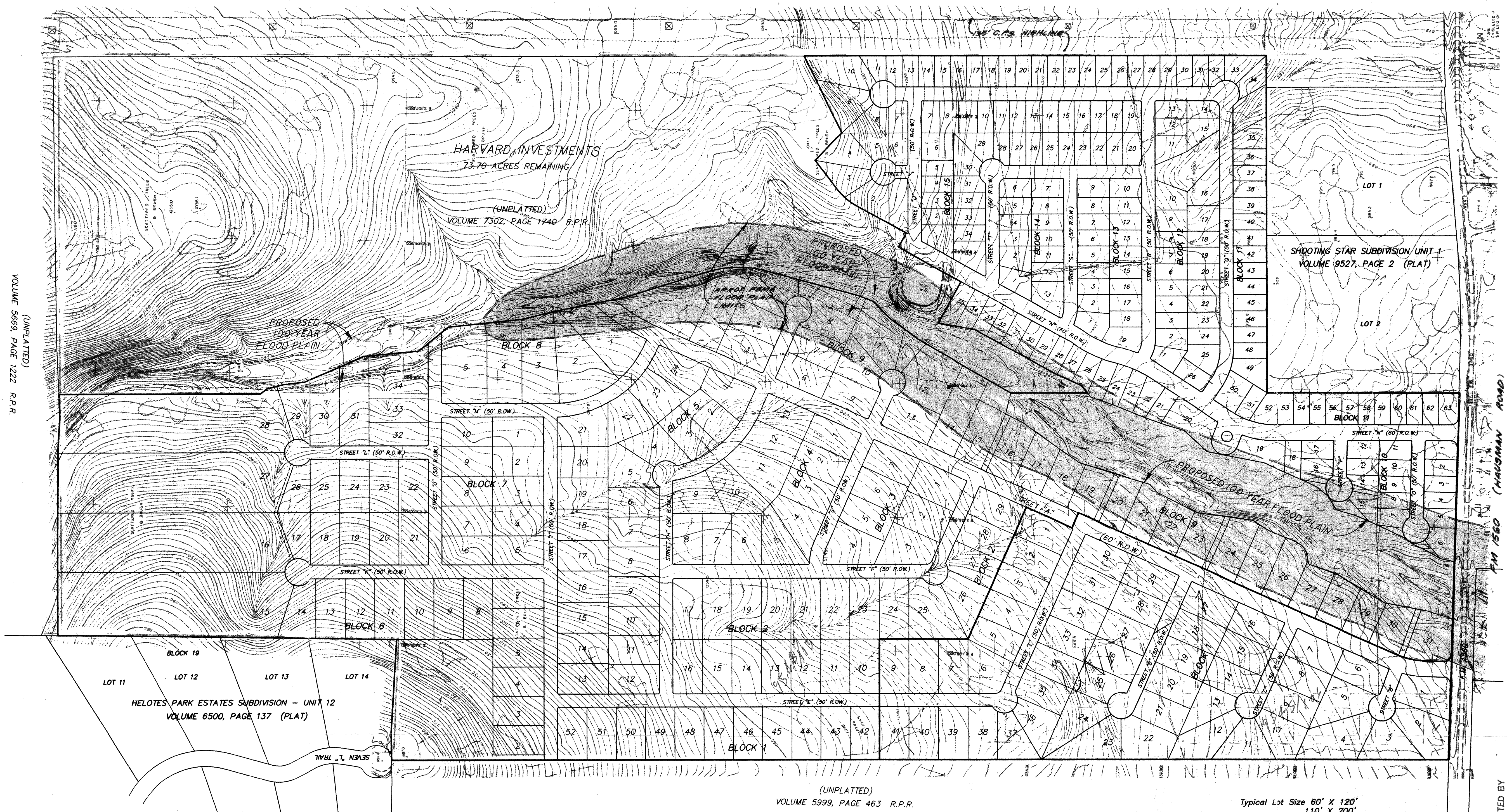


SCALE: 1" = 200'



(UNPLATTED)
VOLUME 5669, PAGE 1222 R.P.R.

(UNPLATTED)
VOLUME 5999, PAGE 463 R.P.R.

NOTE: F.M. 1560 R.O.W. VARIES
EXISTING 80', PROPOSED 86'

Flood Insurance Rate Map for Texas County,
Texas and Incorporated Areas.
Map Number 48029C0233E
Effective Date: February 16, 1996

Typical Lot Size 60' X 120'
110' X 200'
Total Number of Lots = 396 Lots
Lot Density = 1.92 Lots Per Acre

Note: Service level 8 and 11 Water Service
Sewer Service By SAWS

Land Uses -
F.M. 1560 3' Dedication - .094 Acres
Single Family Residential - 206.097 Acres
Total Area - 206.191 Acres

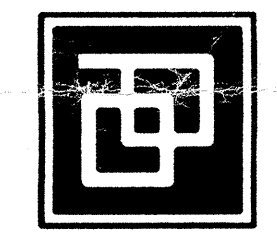
Developer: Connell - Barron, Inc.
P.O. Box 6862
San Antonio, Texas 78209

PLAN HAS BEEN ACCEPTED BY
COSA
Feb 19 1997 625 (number)
If no plats are filed, plan will
expire on Aug 19 2002
1st plat filed on

LOS CEDROS SUBDIVISION PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

1919 OAKWELL FARMS PKWY.
SUITE 130
SAN ANTONIO, TX 78218
TEL: (210) 828-3520
FAX: (210) 828-3599

OVERBY
DESCAMPS
ENGINEERS



REVISIONS

PROJECT NO. 0254.00
DATE 12/3/98
DRAWN BA CHECKED RT
SHEET 1 OF 1

625

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 12/2/98 Name of POADP: LOS CEDROS
 Owners: CONNELL BARRON, INC Consulting Firm: OVERBY DESCAMPS
 Address: P.O. BOX 6862 Address: 1919 OAKWELL FARMS PKWY.
SAN ANTONIO 78209 SUITE 130, SAN ANTONIO 78218
 Phone: 828-1662 Phone: 828-3520
 Existing zoning: N/A Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☒ Yes ☐ No
 Projected # of Phases: ☒ Yes ☐ No
 San Antonio City Limits? ☐ Yes ☒ No
 Council District: N/A
 Ferguson map grid 512/513

Land area being platted:	Lots	Acres
Single Family (SF)	<u>396</u>	<u>206.2</u>
Multi-family (MF)	<u> </u>	<u> </u>
Commercial and non-residential	<u> </u>	<u> </u>

Is there a previous POADP for this Site? Name N/A No. N/A

Is there a corresponding PUD for this site? Name N/A No. N/A

Plats associated with this POADP or site? Name LOS CEDROS UNIT-1 No. N/A

Name No.

Name No.

Contact Person and authorized representative:

Print Name: EDUARDO J. DESCAMPS Signature: Eduardo J. Descamps

Date: 11/17/98 Phone: 828-3520 Fax: 828-3599

- ☒ name of the POADP and the subdivision;
- ☐ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☐ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☐ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☐ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: EDUARDO J. DETAMPI

Signature:

If you have any questions please call Elizabeth Carol at 207-7900



CITY OF SAN ANTONIO

February 19, 1999

Eduardo J. Descamps
Overby Descamps
1919 Oakwell Farms Parkway
San Antonio, TX 78218

Re: Los Cedros

POADP # 625

Dear Mr. Descamps:

The City Staff Development Review Committee has reviewed Los Cedros Subdivision Preliminary Overall Area Development Plan # 625. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- Staff recommends that there be no residential frontage on the both of the collector streets.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San

Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Emil R. Moncivais', is written over the typed name.

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer



Texas Depart

Post-it® Fax Note

To Elizabeth Caroi	From Jesse Hayes
Co./Dept. CSA Planning	Co. TXDOT
Phone #	Phone # 615 5860
Fax # 207 4441	Fax #

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

December 7, 1998

P.O.A.D.P. REVIEW

Los Cedros Subdivision

Located on FM 1560 (Hausman Road), west of Loop 1604

P.O.A.D.P. Reviewed for:Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

Require 20' right of way dedication along the entire FM 1560 frontage.

Access Limits/Restrictions

This development is eligible for a maximum combined total of two(2) access points along the overall FM 1560 frontage. Locations will be as directed by "Regulations For Access Driveways to State Highways". At the time of platting, a 1' non-access easement will be required along the entire FM 1560 frontage, excluding the area of the proposed access points.

WPAP Requirements

A complete copy of the approved WPAP will be required at the time of platting. State right of way will not be utilized for the purposes of treating storm water runoff from adjacent property.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friessenhahn, P.E.

Advanced Project

Development Engineer

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

RECEIVED
99 FEB 18 AM 11:35

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

TO: Elizabeth Carol, Planning Department

FROM: Streets and Traffic Engineering Division

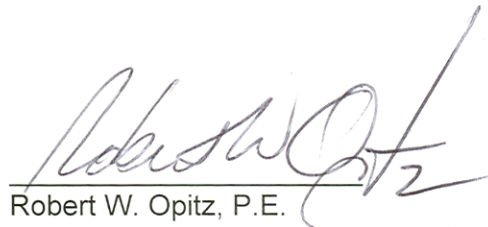
COPIES TO: File

SUBJECT: Los Cedros Subdivision POADP Level I T.I.A.

Date: February 11, 1999

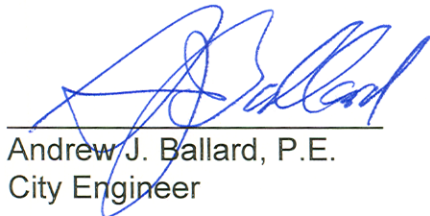
The Streets and Traffic Engineering Division has reviewed the Level-1 Traffic Impact Analysis for the Los Cedros Subdivision POADP. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of single family detached housing estimated to generate 408 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips will initially be distributed through two access points onto FM 1560 with a proposed stub out street providing additional access to the west in the future.



Robert W. Opitz, P.E.
Chief Engineer
Development Review and Drainage

Approved by:



Andrew J. Ballard, P.E.
City Engineer

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1354579

AMT ENCLOSED _____

AMOUNT DUE 370.00
INVOICE DATE 12/15/1998
DUE DATE 12/15/1998

50-04-5573
CONNELL-BARRON, INC.
5150 N. LOOP 1604 W.
S.A. TX. 78249

PHONE: 000 - 0000

LOS CEDROS
POADP

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
12/15/1998	1354579	50-04-5573	12/15/1998	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST: 12/14/1998			CK# 5025	POADP
END 12/14/1998				

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

↓



**OVERBY
DESCAMPS
ENGINEERS**

1919 OAKWELL FARMS PARKWAY, SUITE 130
SAN ANTONIO, TEXAS 78218-1778
TEL: (210)828-3520 FAX: (210)828-3599

TRANSMITTAL

TO: City of San Antonio Planning Department

114 W. Commerce, 4th Floor

San Antonio, Texas

ATTN: Elizabeth Carol

VIA Courier

DATE: 12/2/98

PROJECT NO.: 0254.00

PROJECT: Los Cedros

☒ PRINTS

☐ FIELD NOTES

☐ FOR REVIEW & COMMENT

☐ PER YOUR REQUEST

☐ DRAWINGS

☐ FOR YOUR INFORMATION

☐ SHOP DRAWINGS

☐ FOR APPROVAL (AS NOTED)

☐ SPECIFICATIONS

☒ FOR APPROVAL

☐ FOR CORRECTION & RETURN

☐ FOR PRINTING

QTY

DESCRIPTION

1 ea POADP Application

6 ea Copies of the POADP

1 ea Check in the amount of \$370.00 for review fees (Check # 5025)

REMARKS

If you have any questions, please call me.

Thank You,

DISTRIBUTION

BY

Raymond Tarin

CIVIL

ENVIRONMENTAL

LAND PLANNING

HYDRAULICS & HYDROLOGY

SURVEYING

Los Cedros

- TIA
- drainage
- trees
- Slope note

called 12-16-98
Raymond

* need 8 1/2 x 11